

**City of Greensboro Planning Department
Zoning Staff Report
May 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: Item D

Location: 2700 Twin Lakes Drive (private)

Applicant: Richard Boette

Owner: Willow Lake Lodge, Inc.

Request: Special Use Permit for a bed and breakfast.

Conditions: 1) A maximum of four guest bedrooms.

SITE INFORMATION	
Existing Land Use	Single Family Dwelling
Acreage	4.15
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Low Residential 3-5 d.u./acre
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Willow Lake/Open/Vacant	RS-12
<i>South</i>	Single Family Dwellings (8)	RS-9
<i>East</i>	Open/Vacant	RS-12
<i>West</i>	Single Family Dwelling	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
	1992	This extended area was zoned Res 120S. It was converted to RS-12 at the time of city-wide remapping to implement the UDO (July 1, 1992).

DIFFERENCES BETWEEN RS-12 (EXISTING) AND (PROPOSED) ZONING DISTRICTS	
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-12 will typically be 3.0 units per acre or less.	
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TRANSPORTATION	
Street Classification	Antoine Drive - Local Street. Twin Lakes Drive - Private Street
Site Access	See GDOT comments .
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required.
Other	Street Connectivity: See GDOT comments.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to South Buffalo Creek
Floodplains	Yes, at rear of property, but does not extend to the existing structure
Streams	Stream and lake at rear of property require 50' buffer at time of site plan for any future development
Other	n/a

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Tourist Homes (Bed & Breakfast) are permitted in single family zoning districts with a Special Use Permit and are subject to the following development standards:

- 1) No tourist home shall be located within 400 feet of a rooming house, a boarding house, or another tourist home.
- 2) The maximum number of guest bedrooms is six.
- 3) The tourist home must be operated by a resident manager.
- 4) It must be located in a structure which was originally constructed as a dwelling.
- 5) It must contain only one kitchen and meals served on the premises must be only for overnight guests and residents of the facility.
- 6) The use of the facility by any one patron is limited to no more than 15 days per 60-day period.

The zoning of this extended area has remained relatively stable over the years. One lot on the west side of Yow Road between Celeste Drive and Deer Place was rezoned from Residential 120S to Residential 90S by the Zoning Commission in 1989. Other than that more recent request, the zoning of this area has remained very stable since the time that a large area extending from Deer Place southward to Kilbourne Drive was rezoned from Residential 120S to Residential 90S by the City Council in 1959.

Given the lake setting, the private street access, the low density, large lot pattern around Willow Lake, and the secluded nature of this location, staff feels that this is an ideal location for a small Bed & Breakfast. The property contains over four acres and the existing building is well set back from interior property lines. That leaves a substantial buffer between the dwelling/Bed & Breakfast and adjacent properties on Twin Lakes Drive, Yow Road, Chantilly Place and Antoine Drive.

GDOT: Since the proposed development of this property for a bed and breakfast would not require any improvements or extensions of Antoine Drive under the Unified Development Ordinance, access to this property will be limited to the existing Twin Lakes Drive private street, under current GDOT driveway regulations.

If the property were subdivided a cul-de-sac, or permanent t-type turnaround would be required to be constructed to City Standards at the existing terminus of Antoine Drive. Any additional extension of Antoine Drive northward for future street connectivity would not be required due to the environmental constraints with the existing lake to the north of Twin Lakes Drive.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

N/A